

Prepared by and
Return to: William F. Hagan
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10/06/08 11:19:33
BK 594 PG 755
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

MAURICE E. BIRMINGHAM, ET UX,

Grantors

TO

DORIS BURTON HENLEY,

Grantee

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **MAURICE E. BIRMINGHAM and wife, LAURA C. BIRMINGHAM**, do hereby grant, bargain, sell, convey, and warrant to **DORIS BURTON HENLEY**, that certain real property lying and being situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows.

Lot 27, Pecan Grove Subdivision, in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 28, Pages 23-24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Southaven, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 28, Pages 23-24, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2008 and subsequent years.

Taxes for the year 2008 are being pro-rated on an estimated basis to the date of this instrument as part of closing. Grantors shall be liable to Grantee for any shortage in such estimated amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and/or assigns shall be liable for taxes for the year 2008 and all subsequent years.

Possession of said real property shall be given to Grantee upon delivery of this Deed.

Witness our signatures, this the 29th day of September, 2008.

Maurice E. Birmingham
MAURICE E. BIRMINGHAM

Laura C. Birmingham
LAURA C. BIRMINGHAM

Mr. and Mrs. Maurice E. Birmingham
5016 Arkabutla Road
Coldwater, MS 38618
Home: (901) 626-8554
Work: None

Ms. Doris Burton Henley
906 North 9th Avenue
Yakima, WA 98902
Home: (509) 930-7492
Work: (509) 930-7492

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **MAURICE E. BIRMINGHAM and wife, LAURA C. BIRMINGHAM**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 29th day of September, 2008.



William F. Hagan
NOTARY PUBLIC